

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$3,000 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at the closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. Preliminary title work has been ordered through Attorney's Title Group Inc. and is available upon request.

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The balance of the purchase price is due at closing. The

closing shall take place approximately 30 days after the auction, on/before October 7, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no

warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

 **MONROEVILLE, IN | REAL ESTATE AUCTION**
WEDNESDAY, AUGUST 28 • 6PM

AUGUST	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31

Auction Manager: Jared Sipe • 260-750-1553
AC63001504, AU10700099



Corporate Headquarters:
950 N Liberty Drive, Columbia City, IN 46725
800-451-2709 • www.SchraderAuction.com



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 **MONROEVILLE, IN | REAL ESTATE AUCTION**
WEDNESDAY, AUGUST 28 • 6PM

- 1 Story, 1,376 Sq. Ft. Ranch
- 3 Bedrooms, 1 Bath



ONLINE BIDDING AVAILABLE

260-749-0445 • 866-340-0445 • WWW.SCHRADERFORTWAYNE.COM



MONROEVILLE, IN | REAL ESTATE AUCTION

WEDNESDAY, AUGUST 28 • 6PM



Open House Dates:
 Sunday, August 4
 • 2-4pm & Monday,
 August 19 • 5-7pm



Location: 114 Prospect Ave, Monroeville, IN 46773

Directions: Take W South St (Monroeville Rd) to S Washington St and turn South to Columbus St and turn East (left) and go 2 blocks to Prospect Ave (home sits on the Northwest corner of Columbus and Prospect, watch for signs).



**ONLINE
 BIDDING
 AVAILABLE**

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

- 1 story ranch home
- Built 1953
- 1,376 square feet (per Allen County Assessor)
- 3 bedrooms
- 1 full bathroom
- Full basement with kitchenette area, large rec area with wood burning stove, wood panel walls, drop tile ceilings, 2 finished rooms with closets, sump pump, washer/dryer hookup
- Eat-in kitchen: 11x16 refrigerator, range, dishwasher, and washer/dryer stay with the home
- Family room: 12x22
- Bedroom 1: 11x12
- Bedroom 2: 11x15

- Bedroom 3: 12x14
- Replacement windows
- 24x22 attached 2 car garage with breezeway and asphalt driveway
- 2014: New heat pump and air handler installed with electric heat strip package
- 541 Sq. Ft. rear concrete patio (per Allen County Assessor)
- Updated architectural style asphalt shingle roof
- Large double corner lot: 100x134 (per Allen County Assessor)
- East Allen County School District (Heritage)
- 2018 pay 2019 taxes: \$236.24 (currently homestead and over 65 exemptions in place)
- City water and sewer (no natural gas)
- Zoning: RS-1 Suburban Residential

Owner: Richard Wolff Estate **Personal Representative:** Penny Wallace **Attorney for the Estate:** Stanley Rosenblatt
Auction Manager: Jared Sipe • 260-750-1553